

After Recording Return to:
Ivory Development, LLC
978 East Woodoak Ln.
Salt Lake City, UT 84117

ENT 91482:2025 PG 1 of 5
ANDREA ALLEN
UTAH COUNTY RECORDER
2025 Nov 21 03:59 PM FEE 102.00 BY TM
RECORDED FOR Cottonwood Title Insurance
ELECTRONICALLY RECORDED

**SIXTH SUPPLEMENT TO MASTER DECLARATION
OF COVENANTS, CONDITIONS, AND RESTRICTIONS FOR
BROADVIEW SHORES
PHASES 8 AND 9
IN PROVO, UTAH**

This Sixth Supplement to the Master Declaration of Covenants, Conditions, and Restrictions for Broadview Shores Phases 8 and 9, is made and executed by IVORY DEVELOPMENT, LLC, a Utah limited liability company, with offices located at 978 East Woodoak Lane, Salt Lake City, Utah 84117 (“Declarant”).

RECITALS

- A. The Master Declaration of Covenants, Conditions, and Restrictions for Broadview Shores was recorded with the County Recorder for Utah County, Utah on May 25, 2016 as Entry No. 46499:2016 (the “Master Declaration”), together with the related plat map for development of Broadview Shores as a master-planned community (the “Project”);
- B. The Master Declaration provides that the Project may be developed in phases and additional land may be annexed into and made part of the Project and made subject to the Master Declaration by Declarant’s recording of a Supplement to Declaration, together with the related plat map;
- C. Declarant is the record fee owner of certain real property located in Utah County, Utah more specifically described in Exhibit “A” hereto (respectively, the “Broadview Shores Phase 8 Property” and the “Broadview Shores Phase 9 Property”).
- D. Declarant desires to develop the Broadview Shores Phase 8 Property and the Broadview Shores Phase 9 Property as additional phases within the Project with additional Lots, common area and common elements, and other improvements of a less significant nature.
- E. A final plat map for Phase 8 Broadview Shores PUD was recorded with the County Recorder for Utah County on March 6, 2025 as Entry No. 16132:2025 (the “Broadview Shores Phase 8 Plat”).
- F. A final plat map for Phase 9 Broadview Shores PUD has been or will be recorded with the County Recorder for Utah County, Utah (the “Broadview Shores Phase 9 Plat”).

G. Declarant now intends that the Broadview Shores Phase 8 Property Broadview Shores and Phase 9 Property shall be subject to and benefitted and burdened by the Master Declaration.

SUPPLEMENT TO DECLARATION

NOW, THEREFORE, for the reasons recited above, and for the benefit of the Project and the Owners therein, Declarant hereby executes this Supplement to the Master Declaration of Covenants, Conditions, and Restrictions for Broadway Shores (this "Supplement"). Unless otherwise defined herein, defined terms contained in the Master Declaration are incorporated herein by this reference.

1. Legal Description. The real property defined herein as the Broadview Shores Phase 8 Property and the Broadview Shores Phase 9 Property is more fully described in Exhibit "A."
2. Annexation. Consistent with the rights and authority reserved to Declarant in the Master Declaration, the Broadview Shores Phase 8 Property and the Broadview Shores Phase 9 Property shall be and hereby are annexed into the Project and made subject to the Master Declaration, as amended and supplemented, which, upon recordation of this Fourth Supplement, shall constitute and effectuate the expansion of the Project making the Broadview Shores Phase 8 Property and the Broadview Shores Phase 9 Property subject to the powers, rights, duties, functions, and jurisdiction of the Master Association. Said land and the Lots/Units thereon shall be held, transferred, sold, conveyed, and occupied subject to the provisions of the Master Declaration, as it may be further amended and/or supplemented from time to time.
3. Description of the Project, as Supplemented by this Supplement. The Broadview Shores initial plat included 55 Lots (Lots 101 through 155). The Broadview Shores Phase 2 plat included 31 additional Lots (Lots 201 through 231). The Broadview Shores Phase 3A plat includes an additional 31 Lots (Lots 348 through 379). Broadview Shores Phase 3B plat includes an additional 47 Lots (Lots 301 through 347). The Broadview Shores Phase 4 Plat includes an additional 52 Lots (Lots 401 through 452). The Broadview Shores Phase 5A and 5B Plats include an additional 47 Lots (Lot 501 and through 547). The Broadview Shores Phase 6 Plat includes an additional 18 Lots (Lots 601 through 618). The Broadview Shores Phase 7 Plat includes an additional 46 Lots (Lots 701 through 746). The Broadview Shores Phase 8 Plat includes an additional thirty-eight (38) Lots. The Broadview Shores Phase 9 Plat includes an additional 21 Lots (Lots 901 through 921). After this supplement the total Lots/Units in the Project will be 386 Lots/Units.
4. Benefitted Common Area. Consistent with the Master Declaration, Broadview Shores Phase 8 Property includes certain Benefitted Common Area that is or will be owned, administered and maintained by the Master Association, specifically, the private drives as shown on the Broadview Shores Phase 8 Plat. Consistent with the rights and authority reserved to the Declarant in the Master Declaration, said Common Area is hereby designated as

Benefitted Common Area primarily for the use and benefit of the Owners of the Lots established by the Broadview Shores Phase 8 Plat. Benefitted Common Area Expenses, as defined in the Master Declaration, may be assessed to the Unit Owners in Broadview Shores Phase 8.

5. Service Area. Further consistent with the Master Declaration, a distinct Service Area for the Broadview Shores Phase 8 Property shall be and hereby is established.

6. Covenants, Conditions, and Restrictions Run with the Land. This Supplement and the Terms and Conditions established herein are intended to and shall run with the land and are binding on each Owner and his/her/their assigns and successors in interest.

(signature page to follow)

Dated this 21st day of November, 2025.

IVORY DEVELOPMENT, LLC

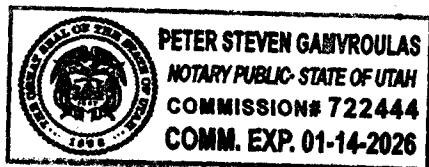
By: 

Name: Kevin Anglesey

Its: Secretary

STATE OF UTAH)
COUNTY OF SALT LAKE) ss

On this 21st day of November, 2025, personally appeared before me Kevin Anglesey, whose identity is personally known to me or proven on the basis of satisfactory evidence, and who by me duly sworn/affirmed, did say that he is the Secretary of Ivory Development, LLC and that said document was signed by him on behalf of said corporation with all necessary authority, and acknowledged to me that said corporation executed the same.



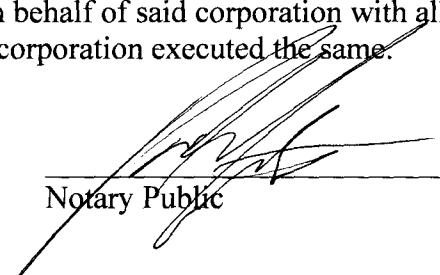

Notary Public

EXHIBIT "A"
LEGAL DESCRIPTION

BROADVIEW SHORES P.U.D. PHASE 8

All of Broadview Shores PUD Phase 8 Subdivision Plat, Lots 801 through 838, inclusive, as shown on the official plat map recorded with the Utah County Recorder's Office and all Common Area and Facilities shown thereon.

Parcel Nos.: 35:872:0801 through 35:872:0838.

BROADVIEW SHORES P.U.D. PHASE 9

A portion Northeast Quarter of Section 33, Township 6 South, Range 2 East, Salt Lake Base & Meridian, located in Provo, Utah, more particularly described as follows:

Beginning at a point located on the northerly Subdivision line of Broadview Shores Phase 6 P.U.D. recorded as Entry #69903:2023 on file with the Utah County Recorder's Office, said point being N0°36'48"W 527.26 feet along the Section line and S89°23'12"W 2,014.71 feet from the East Quarter Corner of Section 33, Township 6 South, Range 2 East, Salt Lake Base & Meridian, running thence along said subdivision line the following seven (7) courses: (1) N88°54'59"W 50.90 feet; thence (2) S01°05'01"W 9.73 feet; thence (3) S89°53'00"W 216.09 feet; thence (4) S89°15'01"W 60.00 feet; thence (5) Southerly along the arc of a non-tangent curve to the right having a radius of 470.00 feet (radius bears: S88°25'06"W) a distance of 6.82 feet through a central angle of 00°49'55" Chord: S01°09'57"E 6.82 feet; thence (6) S00°44'59"E 27.41 feet; thence (7) West 117.57 feet to the easterly deed line of a Warranty Deed recorded as Entry #102276:2018 of official records; thence along said deed line Northwesterly along the arc of a non-tangent curve to the left having a radius of 775.00 feet (radius bears: S76°09'39"W) a distance of 436.12 feet through a central angle of 32°14'34" Chord: N29°57'38"W 430.39 feet; thence N36°34'16"E 114.68 feet; thence N17°47'12"E 104.96 feet; thence N00°07'00"W 99.50 feet; thence N89°52'58"E 165.48 feet; thence Northerly along the arc of a non-tangent curve to the left having a radius of 470.00 feet (radius bears: N77°19'28"W) a distance of 42.05 feet through a central angle of 05°07'36" Chord: N10°06'44"E 42.04 feet; thence S78°47'44"E 60.11 feet; thence Southerly along the arc of a non-tangent curve to the right having a radius of 530.00 feet (radius bears: N82°02'12"W) a distance of 30.01 feet through a central angle of 03°14'38" Chord: S09°35'07"W 30.00 feet; thence N89°53'00"E 269.50 feet; thence Northerly along the arc of a non-tangent curve to the left having a radius of 170.00 feet (radius bears: S74°28'38"W) a distance of 30.16 feet through a central angle of 10°09'51" Chord: N20°36'17"W 30.12 feet; thence N74°28'38"E 60.70 feet; thence Southerly along the arc of a non-tangent curve to the right having a radius of 230.00 feet (radius bears: S66°58'57"W) a distance of 17.54 feet through a central angle of 04°22'11" Chord: S20°49'57"E 17.54 feet; thence S00°45'11"E 649.31 feet to the point of beginning.

Contains: 8.21 acres±